

§3.1.4 Lake Area

A. Description

Lake Morey-Per the zoning map and defined as 500 feet from the mean high water mark of Lake Morey to the exclusion of that area zoned Lakeshore Resort Area.

Lake Fairlee-Per the zoning map and that area defined by the Lake Fairlee shoreline, 500' from the high-water mark of Lake Fairlee on the Vermont Route 244 road frontage, Quinibeck Road to the mean high water mark of Lake Fairlee and the Thetford town line.

B. Permitted Uses

The following uses shall be permitted upon issuance of a Zoning Permit by the Zoning Administrator:

- | | |
|--|--|
| 1. One family seasonal dwellings and additions | 4. Ground disturbance & clearing vegetation |
| 2. Home occupation (year-round dwellings only) | |
| 3. Residential accessory structures and uses
(Including accessory dwelling units) | 5. Renovations that change number of bedrooms, replace foundations, change building envelope size |

These uses shall be permitted upon site plan approval by the Development Review Board and issuance of a Zoning Permit by the Zoning Administrator:

- 1. Summer camps**

C. Conditional Uses

The following uses may be permitted upon issuance of a conditional use permit and site plan approval by the Development Review Board and issuance of a Zoning Permit by the Zoning Administrator:

- 1. One- and Two-Family Dwellings (conforming lots only)**

D. Land Area and Structural Requirements

Class A Lots:

- 1. Lot Area Minimum: 20,000 square feet per principal use**
- 2. Lot Frontage Minimum: 100 feet**
- 3. Building Setback Minimum: 50 feet from center of highway right-of-way.**
- 4. Side and Rear Setback Minimum: 15 feet**
- 5. Minimum Lakeshore Setback 100 feet**
- 6. Maximum height all structures 35 feet from any walkout grade.**

Class B Lots:

- 1. Lot Area Minimum: 40,000 square feet per principal use**
- 2. Lot Frontage Minimum: 150 feet**
- 3. Building Setback Minimum: 50 feet from center of highway right-of-way**
- 4. Side and Rear Setback Minimum: 15 feet**
- 5. Lakeshore setback 50 feet**
- 6. Maximum height all structures 35 feet from any walkout grade.**

§3.1.4.1 Lake Fairlee Area

A. Description

Per the zoning map and that area defined by the Lake Fairlee shoreline, 500' from the high-water mark of Lake Fairlee on the Vermont Route 244 road frontage, Quinibek Road to the mean high water mark of Lake Fairlee and the Thetford town line.

B. Permitted Uses

The following uses shall be permitted upon issuance of a Zoning Permit by the Zoning Administrator:

- | | |
|--|--|
| 1. One- and Two-Family Dwellings | 4. Ground disturbance & clearing vegetation |
| 2. Home occupation (year-round dwellings only) | |
| 3. Residential accessory structures and uses
(Including accessory dwelling units) | 5. Renovations that change number of bedrooms, replace foundations, change building envelope size |

C. Conditional Uses

The following uses may be permitted upon issuance of a conditional use permit and site plan approval by the Development Review Board and issuance of a Zoning Permit by the Zoning Administrator:

1. Renovations that increase number of bedrooms, replace foundation, change building envelope size
2. Short term rentals

D. Land Area and Structural Requirements

~~Class A Lots:~~

- ~~1. Lot Area Minimum: 20,000 square feet per principal use~~
- ~~2. Lot Frontage Minimum: 100 feet~~
- ~~3. Building Setback Minimum: 50 feet from center of highway right-of-way.~~
- ~~4. Side and Rear Setback Minimum: 15 feet~~
- ~~5. Minimum Lakeshore Setback 100 feet~~
- ~~6. Maximum height all structures 35 feet from any walkout grade.~~

Class B Lots: (all are class B lots)

1. Lot Area Minimum: 40,000 square feet per principal use
2. Lot Frontage Minimum: 150 feet
3. Building Setback Minimum: 50 feet from center of highway right-of-way
4. Side and Rear Setback Minimum: 15 feet
5. Lakeshore setback 100 feet
6. Maximum height all structures 35 feet from any walkout grade.

§3.1.4.2 Lake Morey Area

A. Description

Lake Morey-Per the zoning map and defined as 500 feet from the mean high water mark of Lake Morey to the exclusion of that area zoned Lakeshore Resort Area.

B. Permitted Uses

The following uses shall be permitted upon issuance of a Zoning Permit by the Zoning Administrator:

- | | |
|--|--|
| 1. One family seasonal dwellings and additions | 4. Ground disturbance & clearing vegetation |
| 2. Home occupation (year-round dwellings only) | 5. Renovations that change number of bedrooms, replace foundations, change building envelope size |
| 3. Residential accessory structures and uses (Including accessory dwelling units) | |

~~These uses shall be permitted upon site plan approval by the Development Review Board and issuance of a Zoning Permit by the Zoning Administrator:~~

- ~~1. Summer camps~~

C. Conditional Uses

The following uses may be permitted upon issuance of a conditional use permit and site plan approval by the Development Review Board and issuance of a Zoning Permit by the Zoning Administrator:

1. **One- and Two-Family Dwellings (conforming lots only)**
- 3. Renovations that increase number of bedrooms, replace foundation, change building envelope size, or replace the structure**
- 4. Short term rentals**

D. Land Area and Structural Requirements

Class A Lots:

- 1. Lot Area Minimum: 20,000 square feet per principal use**
- 2. Lot Frontage Minimum: 100 feet**
- 3. Building Setback Minimum: 50 feet from center of highway right-of-way.**
- 4. Side and Rear Setback Minimum: 15 feet**
- 5. Minimum Lakeshore Setback 100 feet**
- 6. Maximum height all structures 35 feet from any walkout grade.**

Class B Lots:

- 1. Lot Area Minimum: 40,000 square feet per principal use**
- 2. Lot Frontage Minimum: 150 feet**
- 3. Building Setback Minimum: 50 feet from center of highway right-of-way**
- 4. Side and Rear Setback Minimum: 15 feet**
- 5. Lakeshore setback 100 feet**
- 6. Maximum height all structures 35 feet from any walkout grade.**